

MINUTES

SPECIAL MEETING OF
CITY OF ALAMEDA ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, SEPTEMBER 19, 2007
7:30 PM

(This meeting was held in Room 201, City Hall West at Alameda Point, 950 West Mall Square)

1. CALL TO ORDER AND ROLL CALL

Chairman Wetzork called the meeting to order at 7:30 p.m.

Present: Chairman Wetzork. Commission Members: Autorino, Bonta (arrived at 7:40 p.m.), Dahlberg, Lindsey, Ryan, Schmitz (arrived at 7:50 p.m.), and Zuppan (arrived at 7:35 p.m.)

Absent: None

Vacancy: (1)

Staff: Jennifer Ott and Rosemary Valeska

2. MINUTES

2.a. Minutes of the Regular Meeting of June 21, 2007

Motion (Dahlberg), seconded, and unanimous to approve the minutes of the Regular Meeting of June 21, 2007 as submitted.

3. CONSENT CALENDAR

4. ORAL COMMUNICATIONS – PUBLIC

(None)

5. UNFINISHED BUSINESS

6. NEW BUSINESS

6.a. Nomination of Officers for 2007-08

Motion (Dahlberg) and seconded to nominate Chairman Wetzork as Chair. Motion (Lindsey) and seconded to nominate Vice Chair Zuppan as Vice Chair. No other nominations were submitted. Motion (Dahlberg) and seconded to close the nominations.

6.b. Election of Officers for 2007-08

Chairman Wetzork and Vice Chair Zuppan were unanimously re-elected as Chair and Vice Chair by a roll call vote.

6.b. Update on Alameda Point Master Developer Negotiations

Ms. Ott is a member of the City's Alameda Point negotiation team. She recapped the history of the Alameda Point Master Developer selection process: 1) September 2006, Alameda Point Community Partners withdrew as Master Developer; 2) October 2006, ARRA issued an RFQ for a new Master Developer; 3) May 2007, SunCal Companies was selected; 4) May 2007, a 60-day due diligence period commenced; 5) July 2007, the City and SunCal entered into an Exclusive Negotiation Agreement (ENA). The initial term of the ENA is 24 months; however, there is the potential for extending the term if certain milestones have been met. During the 24 months, tasks will be undertaken relating to: entitlements, Disposition and Development Agreement (DDA), transfer documents, CEQA, Navy term sheet, and State Lands Commission/Tidelands Trust. The ENA has provisions for cost recovery for City staff and City consultants. SunCal paid an initial \$100,000 upon their selection as Master Developer in May 2007. They paid an additional \$900,000 upon the agreement to enter into the ENA in July 2007. The developer is anticipating a financial return of 20 – 25 percent. The following existing City leases at Alameda Point would be maintained: City Hall West, Fire Station No. 5, the Alameda Power & Telecom technical facility, and the O'Club. Any relocation of these uses would be at the developer's expense. SunCal presented a master project schedule to ARRA on September 4, 2007. The first community meeting is expected by mid- to late-October. They will be working with the State Lands Commission regarding the Tidelands Trust issues by the end of October 2007. The conveyance term sheet should be ready for review by mid-January 2008. SunCal will give quarterly update presentations to ARRA.

Commission Member Dahlberg asked Ms. Ott if the EDC could be presented with SunCal's financial information. Ms. Ott responded that SunCal's financial information was proprietary information, as it is a private company. She added that she would try to provide a summary of publicly available information on SunCal. Commission Member Dahlberg asked Ms. Ott who was the lead negotiator with the Navy. Ms. Ott responded that it was a team comprised of SunCal and City staff. Commission Member Dahlberg requested resumes of the negotiating staff. Commission Member Dahlberg asked about responsibility for clean-up. Ms. Ott stated that Phase I clean-up would be the responsibility of the developer. Phase II clean-up is the Navy, but could possibly be private. Phase III property will be disposed of by the Navy, and the Navy would be responsible for the clean-up. If the Veterans Administration proposed facilities locate at Alameda Point, it could affect the development efforts.

Commission Member Dahlberg asked when the EDC could expect a presentation from SunCal. Chairman Wetzork stated that after January 1 would be appropriate. This item was presented for information, only; no EDC action was requested.

6.c. Update on the Status of the Historic Theater Retail Leasing Efforts

Ms. Ott recapped the City's efforts to find tenants for both spaces, which included the release of a Request for Qualifications in April 2007. Staff is currently negotiating a lease with a wine bar for the smaller space. The lease will be presented to the CIC for approval in October. The City is looking at a sit-down, family-oriented restaurant tenant for the larger space. Negotiations will continue with this tenant. This item was presented for information, only; no EDC action was requested.

6.d. Proposed Amendment of the EDC Rules and Procedures, D-1, Regular Meetings, to change the regular meeting day from the third Thursday to the third Wednesday of each month

Chairman Wetzork polled each member regarding his or her preference in this matter. Commission Members Autorino and Dahlberg stated that they would have schedule conflicts if the EDC changed the regular meeting day to a Wednesday. The other Commission Members indicated that their schedules were more flexible; however, they agreed with Commission Member Schmitz that there should be no schedule change without the consensus of all members. Motion (Ryan), seconded, and unanimous to keep the EDC's regular meeting date on the third Thursday of each month.

7. REPORTS

7.a. Oral Report: Chairman Wetzork – Chair of the Economic Development Strategic Plan Update Subcommittee

Chairman Wetzork stated that he had nothing new to report, as there have been no recent meetings. Ms. Ott stated that a subcommittee meeting would be scheduled soon.

7.b. Oral Report: Chairman Wetzork – EDC representative to the Pedestrian Task Force

Chairman Wetzork stated that he had nothing new to report, as there have been no recent meetings.

7.c. Oral Report: Commission Member Autorino – EDC representative to the City of Alameda Task Force of the Alameda County Climate Protection Project

Commission Member Autorino stated that he had nothing new to report, as last weeks meeting had been cancelled.

8. WRITTEN COMMUNICATIONS

8.a. Upcoming EDC Agenda Items

8.b. Redevelopment – Building Better Communities, September 2007

9. ORAL COMMUNICATIONS – COMMISSION MEMBERS AND STAFF

9.a. Staff update – Alameda Theater & Parking Structure Project

Ms. Ott stated that the theater and garage projects were 70 percent complete. In about six weeks, some of the rooms will be turned over to the theater operator so he can do his part of the improvements. Central Avenue will be closed for nine business days, between 9:00 a.m – 2:00 p.m., in order to provide power to the theater.

9.b. Staff update – Park Street North of Lincoln Visioning Process

Ms. Ott stated that the EDC will be requested to form a subcommittee to oversee this visioning process.

9.c. Staff update – Changes to the City's Down Payment Assistance Program

Ms. Ott stated that she was not prepared to give this update, but would have this item placed on the EDC's October agenda.

- i Commission Member Zuppan requested Economic Development Strategic Plan/sales tax leakage data. She also requested that the City's Financial Officer give a presentation to the EDC regarding how the efforts of the EDC affect the economy.
- i Chairman Wetzork reminded all present of the "Best of Alameda" event scheduled for Thursday evening, September 20 at Area 51 Productions.

10. ADJOURNMENT

The meeting was unanimously adjourned at 8:51 p.m.

Respectfully submitted,

Jennifer Ott
Redevelopment Manager

JO:rv